



**Project #15-050
Outdoor Storage
Text Amendment**

REPORT SUMMARY...

<i>Project Name:</i>	Outdoor Storage Text Amendment
<i>Proponent/Owner:</i>	Community Development Department
<i>Project Address:</i>	Citywide
<i>Request:</i>	Code Amendment
<i>Type of Action:</i>	Legislative
<i>Date of Hearing:</i>	October 22, 2015
<i>Submitted By:</i>	Russ Holley, Senior Planner

RECOMMENDATION

Staff recommends that the Planning Commission recommend **approval** to the Municipal Council for the following amendments to the Land Development Code (LDC): Sections 17.17.030 (Districts and Corridors Land Use Table) and 17.62 (Definitions).

REQUEST

These proposed amendments to Section 17.17.030 create a major and minor category for outdoor storage and a category for outdoor retail merchandise storage for businesses and properties with outdoor retail areas adjacent to the commercial building.

Currently, the LDC has one "catch all" outdoor storage option and now with such a diverse mix of business and services offered in Logan City it has become evident to staff that additional options are needed. This proposed amendment defines and differentiates between outdoor storage and retail merchandise displayed outside. The proposal also creates and defines two outdoor storage land uses, one geared toward large scale manufacturing or industrial properties and one geared toward smaller commercial or light manufacturing properties. The minor outdoor storage category limits the overall storage area to less than one acre and no taller than 12' in height.

GENERAL PLAN

The Land Development Code was prepared and adopted to implement the vision expressed in the General Plan. These proposed amendments clarify language to better manage and plan for land uses that have outdoor storage or retail merchandise display areas.

STAFF RECOMMENDATION AND SUMMARY

Staff would recommend that the Planning Commission forward a recommendation of approval to the Council for their consideration.

PUBLIC COMMENTS

As of the time the staff report was prepared, no public comments had been received.

PUBLIC NOTIFICATION

Legal notices were published in the Herald Journal on 10/4/ 2015, posted on the City's website and the Utah Public Meeting website on 10/9/ 2015, and noticed in a quarter page ad on 10/4/2015.

AGENCY AND CITY DEPARTMENT COMMENTS

No comments have been received.

RECOMMENDED FINDINGS FOR APPROVAL

The Planning Commission bases its decisions on the following findings:

1. Utah State Law authorizes local Planning Commission to recommend ordinance changes to the legislative body (Municipal Council).
2. The Code Amendment is done in conformance with the requirements of Title 17.51 of the Logan Municipal Code.
3. The proposed Code Amendments clarify outdoor storage and outdoor retail merchandise display.
4. The provisions of these amendments are consistent with the overall goals and objectives of the Logan General Plan.
5. No public comment has been received opposing the proposed amendment.

This staff report is an analysis of the application based on adopted city documents, standard city development practices, and available information. The report is to be used to review and consider the merits of the application prior to and during the course of the Planning Commission meeting. Additional information may be revealed by participants at the Planning Commission meeting which may modify the staff report and become the Certificate of Decision. The Director of Community Development reserves the right to supplement the material in the report with additional information at the Planning Commission meeting.



APPLICATION FOR PROJECT REVIEW

☒ Planning Commission ☐ Land Use Appeal Board ☐ Administrative Review

Date Received 9-21-15	Received By -	Receipt Number -	Zone -	Application Number PC 15-050
Type of Application (Check all that apply): <input type="checkbox"/> Design Review <input type="checkbox"/> Conditional Use <input type="checkbox"/> Subdivision <input type="checkbox"/> Zone Change <input type="checkbox"/> Administrative Design Review <input checked="" type="checkbox"/> Code Amendment <input type="checkbox"/> Appeal <input type="checkbox"/> Variance <input type="checkbox"/> 4950' Design Review <input type="checkbox"/> Other _____				
PROJECT NAME Outdoor Storage Text Amendment				
PROJECT ADDRESS City wide			COUNTY PLAT TAX ID # -- --	
AUTHORIZED AGENT FOR PROPERTY OWNER (Must be accurate and complete) Logan City Com. Dev. Dept.			MAIN PHONE # 435.716.9023	
MAILING ADDRESS 290 N. 100 W.	CITY Logan	STATE Utah	ZIP 84321	
EMAIL ADDRESS Russ.Holley@loganutah.org				
PROPERTY OWNER OF RECORD (Must be listed) N.A.			MAIN PHONE #	
MAILING ADDRESS	CITY	STATE	ZIP	
EMAIL ADDRESS				
DESCRIBE THE PROPOSED PROJECT AS IT SHOULD BE PRESENTED (Include as much detail as possible - attach a separate sheet if needed) Amend the outdoor storage sections of the L.O.C to include a Major & minor outdoor storage and to define outdoor retail merchandise display			Total Lot Size (acres) CITYWIDE	
			Size of Proposed New Building (square feet) N.A.	
			Number of Proposed New Units/Lots N.A.	
			- NO SITE ACTIVITY MAY OCCUR UNTIL AFTER APPROPRIATE COMMITTEE APPROVAL -	
I certify that the information contained in this application and all supporting plans are correct and accurate. I also certify that I am authorized to sign all further legal documents and permits on behalf of the property owner.		Signature of Property Owner's Authorized Agent		
I certify that I am the property owner on record of the subject property and that I consent to the submittal of this project. I understand that all further legal documents and permits will be sent to my authorized agent listed above.		Signature of Property Owner		

mc w: Nov. 3
mc H: Nov. 17

17.17: District and Corridor Zones Uses

Land Use	Districts & Corridors							
	TC	COM	MU	CC	GW	CS	IP	AP
Heavy truck sales, rental and service and equipment	N	N	N	N	N	C	P	C
Vehicle & equipment sales & rental	N	C	N	N	N	P	N	N
Welding or machine shop	N	P	N	N	N	P	P	P
Uses providing storage for the owner of the property	N	N	N	N	N	C	C	N
Commercial storage unit	N	N	N	N	N	N	C	N
Outdoor Storage <u>of Retail Merchandise</u>	N	<u>NC</u>	N	N	N	<u>NC</u>	C	N
Vehicle Repair	N	N	N	N	N	P	P	N
Vehicle Service	N	P	N	N	N	P	P	N
Gasoline service station	N	P	N	N	N	P	P	N
Gasoline, petroleum products storage (home heating exempt) (See Uniform Fire Code Section 7902)	N	P	N	N	N	N	P	N
Electric fueling facilities for vehicles (not petroleum) in conjunction with a primary use	N	P	N	C	P	P	P	N
Truck Stop	N	N	N	N	N	P	P	N
Industrial Uses								
Firms engaged in the repair or servicing of business or consumer machinery, equipment, products or by-products	N	N	N	N	N	P	P	N
Industrial machinery storage (indoor), sales, repair	N	N	N	N	N	N	P	N
Contractor supply store	N	N	N	N	N	P	P	N
Contractor supply store with outdoor storage	N	N	N	N	N	C	C	N
Firms involved in the manufacturing, processing, fabrication, packaging, or assembly of goods	N	N	N	N	N	N	P	N
Light manufacturing	N	N	N	N	N	P	P	N
Warehouse, Freight Movement	N	N	N	N	N	N	P	P
Contractors storage yard of heavy equipment	N	N	N	N	N	N	C	N
Lumberyard	N	N	N	N	N	P	P	N
Storage, Outdoor Major (more than 1 acre) of sand, gravel, earth or stone	N	N	N	N	N	N	P	N
<u>Storage, Outdoor Minor (less than 1 acre)</u>	<u>N</u>	<u>C</u>	<u>N</u>	<u>N</u>	<u>C</u>	<u>C</u>	<u>P</u>	<u>C</u>
Waste Related Uses	N	N	N	N	N	C	P	N
Enclosed Wrecking or Salvage Facilities	N	C	N	N	N	C	C	N
Open Wrecking or Salvage Facilities	N	N	N	N	N	N	N	N
Wholesale Sales and Service	N	N	N	N	N	P	P	N
Other Uses								
Agriculture	N	N	N	N	P	P	P	P
Air Passenger Terminals	N	N	N	N	N	N	N	P
Detention Facilities	N ²	N ²	N ²	N ²	N ²	N ²	N ²	N ²
Residential Programs for Drug & Alcohol Treatment	N ²	N ²	N ²	N ²	N ²	N ²	N ²	N ²
Alternative or Post Incarceration Facilities	N ²	N ²	N ²	N ²	N ²	N ²	N ²	N ²
Mining or extraction of mineral or aggregate resources from the ground for off-site use	N	N	N	N	N	N	N	N
Railroad tracks and lines for the movement of trains	C	C	C	C	C	C	C	C

“Stealth Telecommunications Facilities” means antennas, antenna support structures and equipment facilities camouflaged or designed to blend with surrounding land uses, features, and architecture, thereby minimizing the aesthetic impact on adjacent uses, and concealing the intended use and appearance of the telecommunications facility.

“Storage (Outdoor Major)” means the use of open areas (except for the front yard) of the lot exceeding one (1) acre in size ~~(except the front yard)~~ for storage of items used for non-retail or industrial trade, wholesale merchandise inventory, bulk materials such as sand, gravel, building materials, and landscaping materials. Major Outdoor storage shall also include contractors’ yards or recycling areas.

“Storage (Outdoor Minor)” means the use of open areas (except for the front yard) of the lot less than one (1) acre in size for storage of items used for non-retail or industrial trade, wholesale merchandise inventory, bulk materials such as sand, gravel, building materials, and landscaping materials. Minor outdoor storage is less than twelve (12) feet in overall height and in addition to being prohibited in front yard areas, is limited to areas of the property furthest away from public streets.

“Storage (Outdoor Retail Merchandise)” means the use and display of outdoor retail merchandise in open areas adjacent to and within 20’ of the primary structure or in partially enclosed/fenced areas attached to or adjacent to the primary structure for consumer retail purchasing.

“Storage (Commercial or Self-Service)” means uses providing separate storage areas for individual or business uses. The storage areas are designed to allow private access by the tenant for storing or removing personal property.

“Storage Warehouse” means a building used primarily for the storage of goods and materials.

“Story” means that portion of a building included between the surface of any floor and the surface of the next floor above it, or if there is no floor above it then the space between such floor and the ceiling next above it; not including cellar or basement.

“Story (Half)” means a story under a gable or hip or gambrel roof the wall plates of which, on at least two opposite exterior walls, are not more than two feet above the floor of such story.

“Street” means public right-of-way, including highways, avenues, boulevards, parkways, roads, lanes walks, alleys, viaducts, subways, tunnels, bridges, public easements, and other ways. The public right-of-way shall also include the planting strip, sidewalk, curb, and gutter.

“Structure” has the meaning as defined in the current adopted edition of the International Building Code.

“Studio” includes the following:

- A. **“Studio (Health, Exercise, Massage, Reducing or Similar Service)”** means an establishment providing space for aerobic exercises, running and jogging, exercise equipment, game courts, swimming facilities, and saunas, showers, massage rooms, and lockers.
- B. **Studio (Photographer, Artist, Music, Dance, and Drama)”** means the workshop of an artist, sculptor, photographer, or craftsperson.